

Zoellner, Garten & Co.

644 Linn Street, Suite 634, Cincinnati, OH 45203-1738
O-513-852-2404 F-513-586-1115 www.zoellnergarten.com

Notice: Before you Proceed **Information Confidential**

The information contained herein describes a Business For Sale.

Please be advised that:

- It is confidential that the Business is for sale
- Employees of the Business DO NOT KNOW that the Business is for sale
- Customers of the Business DO NOT KNOW that the Business is for sale
- Suppliers to the Business DO NOT KNOW that the Business is for sale
- You should not have contact with the owner of the Business, employees of the Business, suppliers to the Business, or anyone else with regard to the Business or its operation without the permission of Zoellner, Garten & Company.

If for any reason you are unsure of the above and/or are not willing to comply with the above, please do not proceed.

Thank you for your cooperation.

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Confidentiality Agreement

In connection with the possible acquisition by the undersigned, or a group represented by the undersigned, as a potential buyer of a business for sale (Business) which will be introduced from time to time by Zoellner, Garten & Company (Zoellner) to the undersigned and identified on a copy of this Agreement, Zoellner, will furnish to the undersigned information regarding the business, its financial condition, customers, operations, the fact that the Business is for sale, and other pertinent information (Proprietary Information). In consideration of obtaining the Proprietary Information, the undersigned hereby agree to the following paragraphs:

All Proprietary Information furnished by Zoellner or a Business to you will be deemed confidential and not disclosed or utilized by you except as provided herein. The term Proprietary Information does not include any information which is (i) generally available to the public; (ii) is or was available to the undersigned on a non-confidential basis from a source other than Zoellner, Garten & Company or the Business, or (iii) has been independently acquired or developed by the undersigned without violating any of the undersigned's obligations under this Agreement.

Unless Business otherwise agrees in writing, you will not disclose, reveal, or utilize any Proprietary Information about the Business to any persons or entities other than your employees or your representatives actively and directly participating in the evaluation of the information for any purpose other than in the connection with the possible acquisition of the Business. Such employees or representatives are also covered by this Agreement and you shall inform them of the terms and conditions of this Agreement under which the Proprietary Information is being disclosed. You also agree to not use the Proprietary Information to further your business or any business, which does or may compete with the Business.

You agree that unless Zoellner specifically gives you permission, you will not have conversations with nor will you meet with the Owner(s) or representatives of the Business unless a Zoellner representative is present.

You acknowledge that if you violate the terms and conditions of this Agreement and/or make an unauthorized disclosure of the Proprietary Information or even that the Business may be for sale, you will cause irreparable harm and damage to the Business. Should you determine that you do not wish to pursue the acquisition, you shall promptly advise Zoellner of this fact and deliver to us all Proprietary Information furnished to you, without retaining copies, summaries, analyses, or extracts thereof and certify same to us.

Although you understand that Zoellner and the Business have included in the Proprietary Information certain information that we consider to be relevant for the purpose of your investigation, Zoellner does not make any representation or warranty as to its accuracy or completeness.

You understand and agree that the Business is a third party beneficiary of this Agreement and that the Business has the right to enforce its provisions against you.

If you are in agreement with the foregoing, please complete this form and indicate your acceptance by signing in the space below.

Agreed to and accepted:

**Client 2116
VS Corp**

Business for Sale

Date: _____

By: _____
(Sign Here)

(Print Name)

Date: _____

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Machine Shop – Client 2116

Business For Sale Summary Confidential

Name; Address: VS Corp
4754 US Route 40, Tipp City, OH

Owner: Vin Sahni

All contact with the Business For Sale must be through Zoellner, Garten & Company.

Description. The Business has large machining capabilities with their Giddings & Lewis CNC Horizontal Boring Mill with 58' travel. Other machines complement the G&L. See attached list.

Niche. It's their capabilities that few other companies have – large machining.

Ownership. Vin Sahni owns the Business and Real Estate which he acquired in 2016.

Competition. There are very few machine shops that have capabilities as large as are capable with the G&L.

Management; Personnel. Mr. Sahni lives in California and does travel to the site. His son Vik, a local resident, is responsible for day-to-day operations. There are currently five employees.

Financial. Annual Revenues have been over \$2 million. The capacity is much higher.

Production Assets. Many of the machines are quite new, a few are older, but all are in good shape and used daily.

Facility. The facility is owned by Vin Sahni. It is available for lease. Moving the Business would be costly and likely not feasible.

Reason for Selling. Vik Sahni lives in the area and owns and operates another business in Ohio. The Business needs a full time Owner/Manager.

Ideal Buyer. The need is for an on-site Owner Manager.

What's for Sale; Asking Price. It's strictly the sale of Assets. Seller's estimate of the value of the Machines is \$2 million. The Assets are for sale for \$1.6 million.

Timing. The Owner has given us the mandate to find a buyer and Close as soon as possible.

Comments: This is not an ordinary machine shop; it has capabilities that few others have.

**Anyone interested in acquiring this Business should contact
Zoellner, Garten & Company 513-852-2404; Fax 513-586-1115**

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NOTICE: The information contained herein is the property of Zoellner, Garten & Company. This format is used to present BUSINESSES FOR SALE and BUYER ACQUISITION PROFILES. The information provided herein was obtained from sources believed accurate and reliable. However, Zoellner, Garten & Company DOES NOT MAKE any representation or warranty with regard to such information, as it has not directly verified the information. Any interested buyer or seller should independently satisfy himself as to any and all matters.